



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, February 22, 2006

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Joseph Horwedel, Acting Director
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **February 22, 2006**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PD06-004. Planned Development Permit** to allow lot reconfiguration between two existing single-family residential properties and a minor addition to an existing single-family residence on a 0.27 gross acre site in the A(PD) Planned Development Zoning District, located at/on the West side of Myrtle Street, approximately 200 feet northerly of West Hedding Street (927 MYRTLE ST) (Nguyen Nguyen Hoang And Hang Le, Owner). Council District 6. SNI: None. CEQA: Exempt.
- b. **TR06-007. Tree Removal Permit** to allow removal of one Monkey-Puzzletree 72 inches in circumference <http://www.sanjoseca.gov/planning/data/> on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 150 Ayer Avenue (Tufts Allen P And Debra R, Owner). Council District 3. CEQA: Exempt.
- c. **SF05-011. Single-family House Permit** for a 1,077 square foot 1st and 2nd story addition, with a detached garage in the R-1-8 Single-Family Residence Zoning District, located at/on the 484 South 13th Street (484 S 13TH ST) (Moore Douglas B Et Al, Owner). Council District 3. SNI: University. CEQA: Exempt.
- d. **SF05-041 Single Family House Permit** for a 1,614 square-foot first and second story addition to an existing single-family residence resulting in a floor area ratio (FAR) of 46.2 percent in the R-1-8 Single-Family Residence Zoning District, located on the west side of Meridian Avenue, approximately 50 feet south of Oak Glen Way («Owner»). Council District 10. SNI: None. CEQA: Exempt.
- e. **SP05-072. Special Use Permit** to allow construction of retaining walls in the rear yard of a single-family house on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Glen Eyrie Avenue, 350 feet northerly of Willow Street (1333 Glen Eyrie Avenue) (Nicolosi William J Jr Trustee & Et Al, Owner). Council District 6. SNI: None. CEQA: Pending.
- f. **SP05-065. Special Use Permit** to construct retaining walls in the rear yard of an existing single-family residence in the R-1-8 Single-Family Residence Zoning District, located on the on the west side of Glen Eyrie Avenue, approximately 830 feet north of Willow Street (1321 Glen Eyrie Avenue) (Pickett Christopher M And Gernaldi Rebecca A, Owner). Council

District 6. SNI: None. CEQA: Pending. **Dropped.**

The consent calendar is now closed.

PUBLIC HEARING

- a. **PD05-065. Planned Development Permit** to construct a 33,555 square foot neighborhood commercial center on a 2.51 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Senter Road, approximately 200 feet northwesterly of Quinn Avenue (2266 Senter Road) (Green Valley Corporation, dba Barry Swenson Builder, Owner). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration (File No. PDC04-111). **Deferred from 2/15/06.**
- b. The projects being considered are located on the northeasterly corner of Autumnvale Drive and Trade Zone Boulevard in the A(PD) Planned Development Zoning District, (Citation Homes, Owner/Developer). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.
 - 1) **PD05-084.** Planned Development Permit to demolish existing industrial park buildings and to allow the construction of up to 104 single-family attached residential units.
 - 2) **PT05-105.** Planned Tentative Map Permit to subdivide two parcels into up to 17 lots for attached residential uses on a 4.0 gross acre site.
- c. **H05-006.** Site Development Permit to construct 41,705 square foot additions to an existing shopping mall (Westgate West Shopping Center) and allow facade and site modifications on a 18.9 gross acre site in the CG-Commercial General Zoning District, located on the east side of Lawrence Expressway between Graves Avenue and Prospect Road (West Valley Properties, Owner). Council District Council District 1. SNI: None CEQA: Mitigated Negative Declaration.
- d. **PDA02-061-02. Planned Development Permit Amendment** to allow demolition of an existing apartment building on a 2.148 gross acre site in the A (PD) Planned Development Zoning District, located at the west side of North First Street approximately 150 feet north of Taylor Street (711 N. First Street (Vendome Place LLC, Owner). Council District 3. SNI: None. CEQA: Exempt.
- e. **TR06-004. Tree Removal Permit** to remove one Redwood tree 60 inches in circumference on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 4838 Moorpark Avenue (Bowman Dorothy T, Owner). Council District 1. CEQA: Exempt.
- f. **TR06-003. Tree Removal Permit** to remove two pine trees, 83" and 56" in circumference from a 0.18 gross acre site containing a single-family residence in the R-1-5 Single-Family Residence Zoning District, located at 6042 Monteverde Drive on the east side of Monteverde Drive approximately 375 feet south of Redmond Avenue (Wong Michael C And Jaylene M, Owner). Council District 10. CEQA: Exempt.
- g. **PDA91-006-72. Planned Development Permit Amendment** to construct one single-family detached residence on 3.18 gross acre site in the A(PD) Planned Development Zoning District, located at 6971 Hollow Lake Way (Michael Veprinski, Owner). Council District 10. SNI: None. CEQA: Use of Country View Estates Final EIR Resolution No. 59924.

This concludes the Planning Director's Hearing for February 22, 2006. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE